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For Sale

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Linnet Drive, Tile Kiln, Chelmsford, CM2 8AL

Being offered for sale with no onward chain is this improved terraced three bedroom family home on the popular Tile Kiln development in Chelmsford. Tile Kiln offers a small parade of shops and local infants school, along with being within close proximity of Chelmsford's A12 bypass. The property has undergone improvements by way of a double glazed windows, newly installed gas central heating and a modern white fitted kitchen.



3 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Double glazed door leading through to

ENTRANCE PORCH

Glazed windows, storage cupboard housing meters and fuse box, doorway leading to

LOUNGE 5.13m (16'10) x 4.65m (15'3)

Double glazed window to front, radiator, fireplace, stairs rising to first floor, twin glazed doors to

KITCHEN / DINING ROOM 4.62m (15'2) x 2.92m (9'7)

Fitted with a range of white gloss wall and base level units with roll edge black worktops, inset one and a quarter bowl sink unit with mixer tap, built in four ring electric hob with oven beneath, glass splash back, stainless steel cooker hood, integrated appliances include dishwasher and washing machine, free-standing fridge freezer, boiler cupboard, under counter lighting, double glazed window to rear, adjacent French doors leading to rear garden, radiator, deep storage cupboard.

FIRST FLOOR LANDING

Airing cupboard, loft access, doors to

BEDROOM ONE 4.42m (14'6) x 2.74m (9')

Double glazed window to front, radiator, built in wardrobe.

BEDROOM TWO 3.02m (9'11) x 2.18m (7'2)

Double glazed window to rear, radiator, built in storage cupboard.

BEDROOM THREE 3.02m (9'11) x 1.85m (6'1)

Double glazed window to front, radiator, built in storage cupboard.

BATHROOM

White suite comprising of a 'P' shaped panel enclosed bath with mixer tap and independent shower over, shower screen, vanity wash hand basin with mixer tap, twin flush low level w.c, tiling to walls, double glazed obscure window to rear, chrome towel rail.

GARDEN

The rear garden commences with a paved patio area with central pathway leading to a rear gate, fencing to both sides, lawned area, shrubs and trees. To the front, there is a lawned area.



EPC RATING: C
COUNCIL TAX BAND: C
Freehold

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.
ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

For more information, please contact

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